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April 2, 2018

**VIA HAND DELIVERY**

Boston Planning & Development Agency  
City Hall – 9<sup>th</sup> Floor  
One City Hall Square  
Boston, MA 02201  
Attn: Mr. Brian P. Golden, Director

Re: Application for Planned Development Area for Rio Grande Dudley Square Development

Dear Director Golden:

On behalf of our client, Rio Grande Dudley Square LLC (the “Proponent”), please accept this application for the designation of a Planned Development Area (as proposed, the “PDA”) pursuant to Articles 3-1A and 80C of the Boston Zoning Code (“Code”) and to request approval by the Boston Redevelopment Authority d/b/a Boston Planning & Development Agency (the “BPDA”) of the PDA Development Plan enclosed with this letter (the “Development Plan”) for the proposed Rio Grande Dudley Square Development located at 2343-2345 Washington Street and 11-29 Roxbury Street in Dudley Square in Roxbury.

The Development Plan sets forth information regarding the proposed development within the PDA (such proposed development, the “Project”), including the proposed location and appearance of structures, open spaces and landscaping, proposed uses of the area, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, proposed dimensions of structures and other aspects of the Project.

**Request for Findings, Determinations and Approvals**

The Proponent requests that the BPDA make the following findings, determinations and approvals:

- A. Approve the PDA and the Development Plan after a public hearing and find that the PDA and the Development Plan (a) are not for a location or proposed project for which Planned Development Areas are forbidden by the underlying zoning; (b) comply with any provisions of the underlying zoning that establish use, dimensional design, or other requirements for proposed projects in Planned Development Areas; (c) comply with any



provisions of the underlying zoning that establish planning and development criteria, including public benefits, for Planned Development Areas; (d) conform to the plan for the district, subdistrict, or similar geographic area in which the PDA is proposed to be located, and to the general plan for the City of Boston as a whole; and (e) on balance, will not be injurious to the neighborhood or otherwise detrimental to the public welfare, weighing all the benefits and burdens.

- B. Authorize the Director of the Boston Redevelopment Authority to:
- a. Petition the Zoning Commission of the City of Boston for approval of the PDA and the Development Plan; and
  - b. Issue a Certification of Consistency pursuant to Article 80C-8 for the Project upon review and approval of the building permit application(s) and related plans and compliance by the Proponent with other applicable requirements of the Code.

Ten copies of the Development Plan are enclosed with this letter, along with a fact sheet describing the Project and a map of the area involved. We will arrange for appropriate notice of this submission to be published in the Boston Herald.

Please do not hesitate to contact me with any questions.

Sincerely,



Ruth H. Silman

Enclosures

- cc: Jonathan Greeley (by email without encls.)  
Jeffrey Hampton (by email without encls.)  
Dana Whiteside (by email without encls.)  
Marybeth Pyles, Esq. (by email without encls.)  
Lisa Guscott (by email without encls.)  
Beverley Johnson (by email without encls.)  
M. David Lee (by email without encls.)



BOSTON REDEVELOPMENT AUTHORITY

D/B/A

BOSTON PLANNING & DEVELOPMENT AGENCY

DEVELOPMENT PLAN

FOR

PLANNED DEVELOPMENT AREA NO. 118

RIO GRANDE DUDLEY SQUARE DEVELOPMENT

2343-2345 Washington Street and 11-29 Roxbury Street, Roxbury

Rio Grande Dudley Square LLC

\_\_\_\_\_, 2018

Development Plan: Pursuant to Section 3-1A, Section 80C, and Article 50 of the Boston Zoning Code (as in effect on the date hereof, the “Code”), this Development Plan for Planned Development Area No. 118, the Rio Grande Dudley Square Development (this “Development Plan”), sets forth the proposed development (the “Proposed Project” as defined below) of the property located at 2343-2345 Washington Street and 11-29 Roxbury Street, Roxbury, including the proposed location and appearance of structures, open spaces and landscaping, proposed uses, densities, proposed traffic circulation, parking and loading facilities, access to public transportation, proposed dimensions of structures and public benefits.

This Development Plan provides for the development of the Proposed Project, which is also undergoing review under Section 80B of the Code. A Project Notification Form for the Proposed Project was filed with the Boston Redevelopment Authority (“BRA”) doing business as the Boston Planning & Development Agency (the “BPDA”) in May 2017. Based upon that process and approval of this Development Plan, final plans and specifications for the Proposed Project will be submitted to the BPDA pursuant to Section 3-1A, Section 80B, and Section 80C of the Code for final design review approval and certification as to consistency with this Development Plan.

This Development Plan consists of eight (8) pages of text and Exhibits A, B and C. All references to this Development Plan contained herein shall pertain only to such eight (8) pages of text and Exhibits A, B and C. The Roxbury Savings Bank Building, the Buff Bay Building, and the New Tower (all as defined below) are subject to design, environmental and other development review by the BPDA and by other governmental agencies and authorities. Unless otherwise set forth herein, all references herein to terms set forth in the Code shall have the meanings set forth in the Code, as amended to the effective date hereof, and not as the same may be amended hereafter.



In accordance with Section 80C-9 of the Code, consistency with this Development Plan constitutes compliance with the requirements of the Code to the extent such requirements have been addressed in this Development Plan as determined through the issuance of a Certification of Consistency.

Proponent: Rio Grande Dudley Square LLC, a Massachusetts limited liability company with an address of 451 Blue Hill Avenue, Suite 4, Boston, MA 02121-4305, and its successors and assigns (the “Proponent”).

Location and Description of Site: The Proposed Project will be located on the property located at 2343-2345 Washington Street and 11-29 Roxbury Street as well as portions of the surrounding Marvin Street and Roxbury Street (the “Project Site”), all in Roxbury, Suffolk County, Massachusetts, as more particularly shown, bounded and described on Exhibit A attached hereto (the “Legal Description”) and Exhibit B attached hereto (the “Plot Plan/PDA Overlay Boundaries”). The Project Site consists of approximately 45,463 square feet (approximately 1.04 acres) of land area. The Project Site is located in the Dudley Square Economic Development Area Subdistrict and Boulevard Planning Overlay District of the Roxbury Neighborhood District, governed by Article 50 of the Code.

Location, Appearance and Proposed Dimensions of Structures and Proposed Density: The proposed project (the “Proposed Project”) includes the rehabilitation of the existing former Roxbury Institute for Savings building (“Roxbury Savings Bank Building”) and the former Boston Consolidated Gas Building (“Buff Bay Building”), as well as construction of a new 26-story primarily residential tower on an existing surface parking lot (“New Tower”) with a new atrium that will connect the existing buildings to the New Tower (each of which comprises a “Project Component”).

The existing Roxbury Savings Bank Building (a two-story building that is approximately forty-four feet (44’) in height) will continue to be used as a bank use and will also be transformed for other retail, restaurant and commercial uses. One of the existing bank uses in the Roxbury Savings Bank Building will be relocated to the ground floor on the Marvin Street side of the Project Site, freeing up the remainder of the ground floor for active retail uses, restaurants and cafes on Roxbury Street opposite Dudley Terminal, one of the busiest transit hubs in the MBTA system. The ground floor will have a total of approximately 7,607 sf of gross floor area for retail, restaurant, café and the bank use. A portion of the ground floor, as well as approximately 4,600 sf of the basement will potentially be used for a restaurant or supper club. The second floor of the Roxbury Savings Bank building (approximately 6,542 sf of gfa) will be leased for office uses.

The existing Buff Bay Building (a two-story building that is approximately twenty-nine feet (29’) in height, comprising 9,214 square feet of gross floor area) will continue to be used for commercial office space as well as retail space. More specifically, the ground floor level of the Buff Bay Building will feature active retail uses, restaurants and cafes on Washington Street opposite Dudley Terminal. The second floor of the Buff Bay Building will be leased for office uses.





No new square footage is proposed to be added to either the existing Roxbury Savings Bank Building or the existing Buff Bay Building.

The Proposed Project will utilize an existing corridor located between the Buff Bay Building and the Roxbury Savings Bank Building to create a pocket park/gateway between the existing buildings and the New Tower. This publicly accessible open space will add vitality to Washington Street and Dudley Square. There will be a proposed new atrium that will connect the two existing buildings, will be approximately two stories/forty-four feet (44') in height and will include approximately 2,518 square feet of new gross floor area. The atrium will connect the pocket park to Marvin Street as well as provide a protected entrance to the expanded ground floor retail, commercial office lobby and the residential lobby of the New Tower building, described below (which will be accessible primarily from Marvin Street).

The New Tower will have a building height of up to 300 feet, will contain up to approximately 254,292 square feet of gross floor area, and will contain approximately 241 residential dwelling units (rental) plus amenities on floors 4 through 26. There will be approximately 3,226 square feet of ground floor retail and approximately 8,645 square feet of other miscellaneous uses on the ground floor of the New Tower. Office space and some management space totaling approximately 26,674 square feet will be located on the second and third floors of the New Tower. The fourth floor of the New Tower will house amenities including a roof deck that can be utilized during the warmer months. A second roof deck and amenity space will be located on the 25<sup>th</sup> floor of the New Tower. Current development plans and a rendering of the New Tower and existing buildings are attached hereto as Exhibit C.

The following table summarizes the uses and square footages of the Proposed Project:

<b>Building</b>	<b>Proposed Uses by Category</b>	<b>Proposed Uses by Square Footage (Gross Floor Area)</b>
Roxbury Savings Bank	Retail, restaurant, café, bank, commercial office	Ground Floor = 7,607 sf of retail, restaurant, café, bank Second Floor = 6,542 sf of office space Basement = 4,600 sf for restaurant/supper club <b>Total: 18,749 sf</b>
Buff Bay Building	Retail, restaurant and café	Ground Floor = 4,607 sf of retail, restaurant, café Second Floor = 4,607 sf of retail, restaurant, café <b>Total: 9,214 sf</b>
Atrium	Community space/ "open" space	<b>2,518 sf</b>
New Tower	Retail	Ground Floor = <b>3,226 sf</b> of retail
New Tower	Management Office, leasing office, office lobby, residential	Ground Floor: Management/Leasing Office =



	lobby	883 sf Office Lobby = 1,816 sf Residential Lobby = 2,411 sf Loading Area = 3,535 sf <b>Total: 8,645 sf</b>
New Tower	Office space	Second Floor = 13,337 sf for office Third Floor = 13,337 sf for office <b>Total: 26,674 sf</b>
New Tower	Residential units	Floor 4 through 26 = <b>204,801 sf</b>
New Tower	Amenity space for residents	Fourth Floor = <b>9,632 sf</b> of amenity space
New Tower	Amenity space for residents	Twenty-fifth Floor = <b>1,314 sf</b> of amenity space

The Floor Area Ratio (FAR) of the development will not exceed 9.0. As currently envisioned, the Proposed Project will contain a maximum of up to 295,000 square feet of gross floor area and the Project Site as a whole will have an FAR of approximately 8.6 but in no event will the FAR be more than 9.0.

The residential units in the New Tower will be a combination of studio, one-bedroom and two-bedroom units, with approximately 48 (20%) affordable units (of which approximately 24 units will be designated as workforce housing affordable units and of which approximately 24 units will be designated as affordable housing to households with incomes between 70% and 80% of area median income). Approximately 30 of the total units will be micro units, targeted toward young professionals whose active life styles do not require traditional one- or two-bedroom units.

The New Tower will be set back from Washington Street, minimizing the visual impact of the New Tower on the integrity of the two existing and iconic structures. Current development plans and a rendering of the New Tower and existing buildings are attached hereto as Exhibit C.

The adaptive reuse of the ground levels of the existing Roxbury Savings Bank Building and the existing Buff Bay Building for retail, shops, restaurants and cafes guarantees substantial pedestrian activity well into the evening hours. The expansive extended sidewalk in front of the Roxbury Savings Bank Building will be complemented by a decorative paved passageway leading to the lobby which serves two full floors of nearly 30,000 square feet of commercial office space. A two-story atrium will link the two existing structures to the New Tower and will provide an attractive, accessible entrance to the Roxbury Savings Bank Building as well as to the office lobby and building management offices. Marvin Street will be the principal address for the residential tower. An expansive glass lobby and adjacent paved forecourt will be a substantial presence, announcing the new residential development. The Shawmut Avenue side of the building at ground level faces the Post Office Building, including access to the postal



loading docks. As that side of the Post Office is a blank wall, this will be the location for the service and loading for the New Tower. The southern edge of the New Tower abuts a service parking lot. The Proposed Project includes a robust planting/landscaped strip to serve as a buffer between the service parking lot and the New Tower.

Open Space and Landscaping: The building footprints for the Proposed Project utilize virtually all of the Project Site. However, as stated above, the Proposed Project includes a substantial roof deck at the fourth level and a second roof deck at the 25<sup>th</sup> floor of the New Tower. The principal “open space” resource at the ground level will be the area beneath the glazed atrium which will provide light and air, as well as a visual and physical connection for the existing buildings and New Tower.

The two paved passageways that run through the Project Site (but that are not located within the public way) from Washington/Roxbury Streets and Marvin Street are improvements to the existing conditions at the Project Site and will encourage use of the “open spaces”. The passageways are envisioned as lively hardscapes with decorative paving, interesting lighting, planters, banners and other street furnishings. During the warmer months, the Proponent anticipates placing tables and chairs in these areas to accommodate outdoor activities including casual dining and the occasional small group music performance.

The expanded sidewalk in front of the Roxbury Savings Bank Building will remain and will be incorporated into the overall streetscape planning for the Proposed Project including coordinated paving materials/patterns and complementary lighting fixtures.

Proposed Uses of the Project Site: As described in detail, above, the Proposed Uses include 241 residential units (with residential amenity space), retail, restaurant, café, commercial and office space, and an atrium.

Proposed Traffic Circulation, Parking and Loading Facilities: At present, the only vehicular access to the Proposed Project is a pair of driveways on Shawmut Street that serve a small parking lot. The proposed design contemplates reconfiguring access to the Project Site by closing the northern driveway and slightly adjusting the location of the southern driveway. The current surface parking area will be removed and replaced with the New Tower. The size and configuration of the existing buildings at the Project Site makes underground parking cost prohibitive. The Proposed Project includes three (3) off-street parking spaces for short-term parking and deliveries, located in the loading area. Although geared to be a transit-oriented development due to the immediate proximity to the Dudley Station, the marketing studies indicate that there should be some parking for the residential and commercial uses. The Proponent has identified several potential locations proximate to the Project Site for approximately one hundred and twenty-five (125) additional off-site parking spaces. Currently, the Proponent is investigating the use of a parking facility on property owned by (and to be constructed and operated by) the Urban League of Eastern Massachusetts; however, no formal arrangement is in place at this time. Off-street parking which is not located within the Project Site is not governed by this Development Plan. There is a car share location on Ruggles Street between Washington Street and Shawmut Avenue. The Proponent is exploring expansion of nearby car sharing as part of the Proposed Project. The Proponent will work with the Boston



Transportation Department (“BTD”) to implement traffic demand management measures. The Proposed Project will include fifty (50) covered bicycle storage spaces on-site in secure locations.

The BTD and the MBTA are in the process of implementing the City’s Complete Street standards in Dudley Square.

Loading and service functions such as trash and recycling removal and deliveries will occur on-site and will be accessed from the Shawmut Street side of the New Tower. The residential lobby will be located off of Marvin Street with accessible pedestrian access. The entrance to the commercial portions of the Proposed Project will be from both Roxbury Street/Washington Street as well as from Marvin Street.

Access to Public Transportation: The Project Site is located across Washington Street from the MBTA Dudley Terminal bus station and approximately one-half mile from the Roxbury Crossing Orange Line MBTA Station. The combination of multiple bus lines and Orange Line access increase the accessibility of the Proposed Project to the mass transit system.

Signage: The signage program for the Proposed Project shall be subject to design, environmental and other development review by the BPDA, and any “Sign” approved as part of such review shall be deemed to be in compliance with this Development Plan.

Compliance with Zoning: The Proposed Project complies with the applicable requirements of the following sections of the Boston Zoning Code:

Section 50-12	Establishment of Area Within Which PDAs May Be Permitted	Rio Grande, the Project Site, is listed in Table 1
Section 50-13	<p>PDAs: Public Benefits  PDA Development Plan must propose a plan for public benefits including one of more of the following:</p> <ul style="list-style-type: none"> <li>(a) The creation or retention of job opportunities and neighborhood economic development opportunities, in accordance with the provisions of paragraph 1, below, of this Section; or</li> <li>(b) The diversification and expansion of Boston’s economy in new areas of economic activity, such as private investment in research and development of pharmaceutical and</li> </ul>	<p>The Proposed Project will create job opportunities and neighborhood economic development opportunities. Specifically, the Proposed Project will create approximately 250 newly created employment positions in retail, restaurant and café uses; office space; and management and operation of residential dwelling units.</p> <p>The Proponent will facilitate community access to jobs created by the Proposed Project. As long-time members of the Roxbury business community and descendants of some of the pioneers in this movement, the Proponent will ensure that the local residents and community have access to the employment opportunities</p>





	biomedical projects in accordance with the provisions of paragraph 2, below of this Section.	created by the Proposed Project.
Section 50-14	PDA: Use and Dimensional Regulations	For the Rio Grande Site, as set forth in Table 2, the Maximum Building Height is 300' and the Maximum FAR is 9.0. The Proposed Project will comply with those requirements.
Section 50-15	Deleted	
Section 50-16	PDA Review Requirement	The Proposed Project includes rehabilitation of the two existing structures at the Project Site: the Roxbury Bank Building and the Buff Bay Building. No reconstruction of pre-existing structures is proposed.
Article 37	Green Buildings	The Proposed Project will comply with Article 37, specifically Sections 37-4 and 37-5. The New Tower will advance sustainability objectives as it will be LEED certifiable and will meet the requirements of Article 37 of the Boston Zoning Code

Development Review Procedures: All plans for the Proposed Project are subject to ongoing design, environmental and other development review and approval by the BPDA, and the aspects of the Proposed Project approved as part of such review shall comply with the dimensional, design and development requirements applicable to the Proposed Project and set forth in this Development Plan. Such review will be conducted in accordance with Large Project Review under Section 80B of the Code.

Public Benefits: The Proposed Project will provide substantial public benefits to the City of Boston and the Roxbury neighborhood, including many direct and indirect economic benefits. Among its many benefits, the Proposed Project will:

- a) Adhere to the goals of the Roxbury Strategic Master Plan by creating a socially and economically vibrant development in the heart of Dudley Square, encouraging a mix of uses, fostering multimodal transportation access, improving the public realm and supporting sustainable development objectives.
- b) Assist in the diversification and expansion of Boston's economy and job opportunities by stimulating economic activity such as private investment in commercial uses and by providing construction jobs in the short term and property management and retail jobs in the long term;
- c) Provide affordable and workforce housing for Roxbury and Boston residents in furtherance of the goals of the Mayor's Executive Order on Inclusionary Development;



- d) Improve the aesthetic character of the Project Site and its surroundings by, among other things, creating a landmark tower in Roxbury; developing an enhanced public realm along Washington Street, Shawmut Avenue and Marvin Street and replacing and widening deteriorated sidewalks, thereby bringing the area into conformance with the City's Complete Street guidelines; and creating a new pocket park as an open space amenity to be enjoyed by both the existing and new residents;

**Exhibits:**

**Exhibit A** – Legal Description

**Exhibit B** – Plot Plan/PDA Overlay Boundaries - PDA Site Plan

**Exhibit C** - Current Development Plans/Rendering



Exhibit A

Legal Description

A certain parcel of land in the City of Boston, Suffolk County, Commonwealth of Massachusetts, described as follows:

Beginning on the southeasterly sideline of Shawmut Avenue at the point shown on PDA Site Plan – 2343 Washington Street, Boston, Mass. dated February 15, 2018 and prepared by Feldman Land Surveyors as P1:

THENCE RUNNING N 30°03'07" E, A DISTANCE OF 130.14 FEET TO A POINT;

THENCE TURNING AND RUNNING N 31°27'52" E, A DISTANCE OF 24.68 FEET TO A POINT;

THENCE TURNING AND RUNNING S 58°24'55" E, A DISTANCE OF 68.63 FEET TO A POINT;

THENCE TURNING AND RUNNING S 58°29'58" E, A DISTANCE OF 37.11 FEET TO A POINT;

THENCE TURNING AND RUNNING S 58°20'59" E, A DISTANCE OF 38.82 FEET;

TO A POINT THENCE TURNING AND RUNNING S 51°14'00" E, A DISTANCE OF 105.08 FEET TO A POINT;

THENCE TURNING AND RUNNING S 17°14'41" W, A DISTANCE OF 21.39 FEET TO A POINT OF CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7.30 FEET, A DELTA ANGLE OF 80°45'00", A CHORD LENGTH OF 9.46 FEET, A CHORD BEARING OF S 14°09'32" E AND AN ARC LENGTH OF 10.29 FEET TO A POINT OF REVERSE CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 529.39 FEET, A DELTA ANGLE OF 8°42'18", A CHORD LENGTH OF 80.35 FEET, A CHORD BEARING OF S 21°51'36" W AND AN ARC LENGTH OF 80.43 FEET TO A POINT OF REVERSE CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11.95 FEET, A DELTA ANGLE OF 85°50'32", A CHORD LENGTH OF 16.28 FEET, A CHORD BEARING OF S 60°26'31" W AND AN ARC LENGTH OF 17.90 FEET TO A POINT OF TANGENCY;



THENCE TURNING AND RUNNING N 76°37'48" W, A DISTANCE OF 10.65 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 79.49 FEET, A DELTA ANGLE OF 23°20'02", A CHORD LENGTH OF 32.15 FEET, A CHORD BEARING OF N 89°17'42" W AND AN ARC LENGTH OF 32.37 FEET TO A POINT OF NON-TANGENCY; THENCE TURNING AND RUNNING S 73°02'28" W, A DISTANCE OF 83.80 FEET TO A POINT;

THENCE TURNING AND RUNNING S 76°07'47" W, A DISTANCE OF 41.97 FEET TO A POINT;

THENCE TURNING AND RUNNING N 03°15'03" E, A DISTANCE OF 118.36 FEET TO A POINT OF NON-TANGENCY;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 0°54'56", A CHORD LENGTH OF 1.92 FEET, A CHORD BEARING OF S 88°25'55" W AND AN ARC LENGTH OF 1.92 FEET TO POINT OF COMPOUND CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.00 FEET, A DELTA ANGLE OF 9°40'48", A CHORD LENGTH OF 3.21 FEET, A CHORD BEARING OF N 86°16'12" W AND AN ARC LENGTH 3.21 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING S 11°05'43" W, A DISTANCE OF 9.74 FEET TO A POINT;

THENCE TURNING AND RUNNING N 58°58'57" W, A DISTANCE OF 83.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 45,463 SQUARE FEET.





Exhibit B

Plot Plan/PDA Overlay Boundaries - PDA Site Plan

[See attached]





**PDA DESCRIPTION**

A CERTAIN PARCEL OF LAND IN THE CITY OF BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHEASTERLY SIDELINE OF SHAWMUT AVENUE AT THE POINT SHOWN ON THIS PLAN AS P1,

THENCE RUNNING N 30°03'07" E, A DISTANCE OF 130.14 FEET TO A POINT,

THENCE TURNING AND RUNNING N 31°27'52" E, A DISTANCE OF 24.68 FEET TO A POINT,

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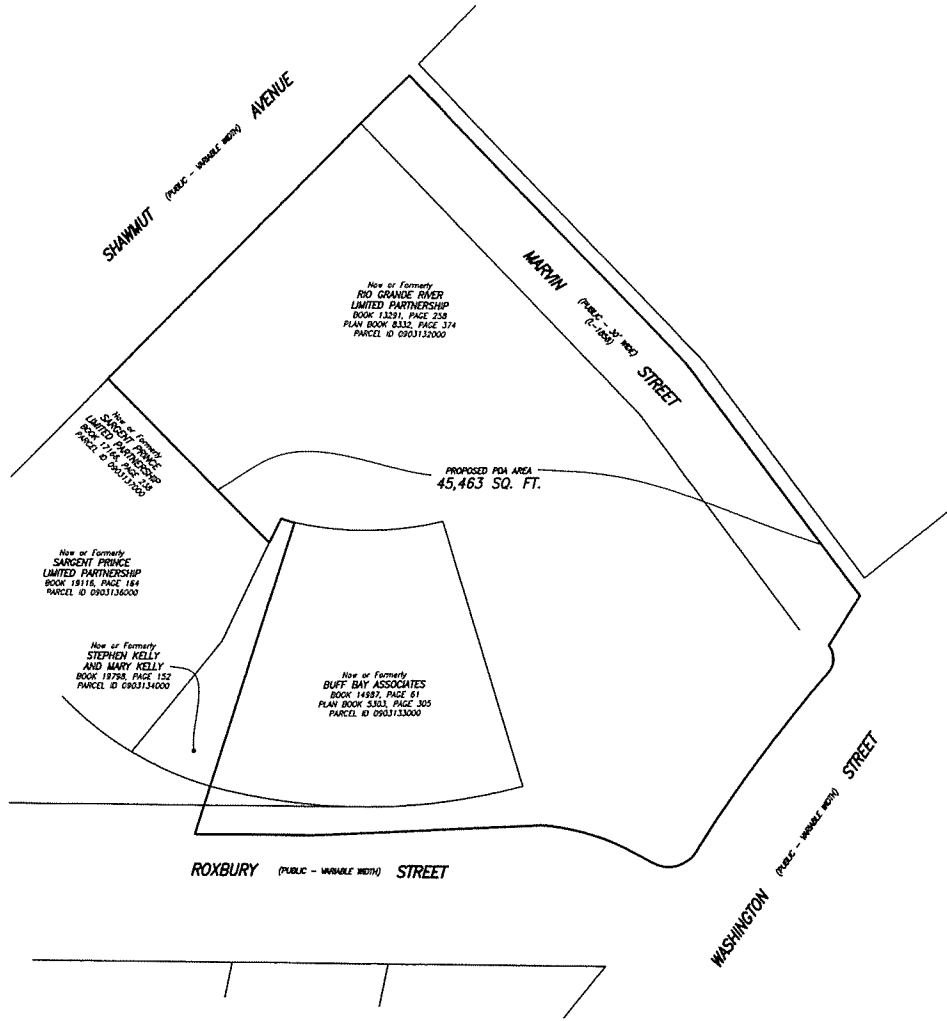
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THENCE TURNING AND RUNNING N 58°58'57" W, A DISTANCE OF 83.25 FEET TO THE POINT OF BEGINNING

SAID PARCEL CONTAINS AN AREA OF 45,463 SQUARE FEET



**PDA SITE PLAN**  
2343 WASHINGTON STREET  
**BOSTON, (ROXBURY DISTRICT) MASS.**

FELDMAN LAND SURVEYORS      FEBRUARY 15, 2018  
112 SHAWMUT AVENUE      PHONE: (617)357-9740  
BOSTON, MASS. 02118      www.feldmansurveyors.com

**FELDMAN**  
LAND SURVEYORS

20 0 10 20 40 80  
SCALE: 1"=20'

RESEARCH A/A	FIELD CHECK HP	PROJ. MGR. T/A	APPROVED	SHEET NO 1 OF 1
DRAW A/A	CADD SPC	FIELD CHECKED	CAD FILE 14481	JOB NO. 14481A
FILENAME: S:\PROJECTS\14481\14481LANDSURVEY-PDA.dwg				



Exhibit C

Current Development Plans/Rendering

[See attached]





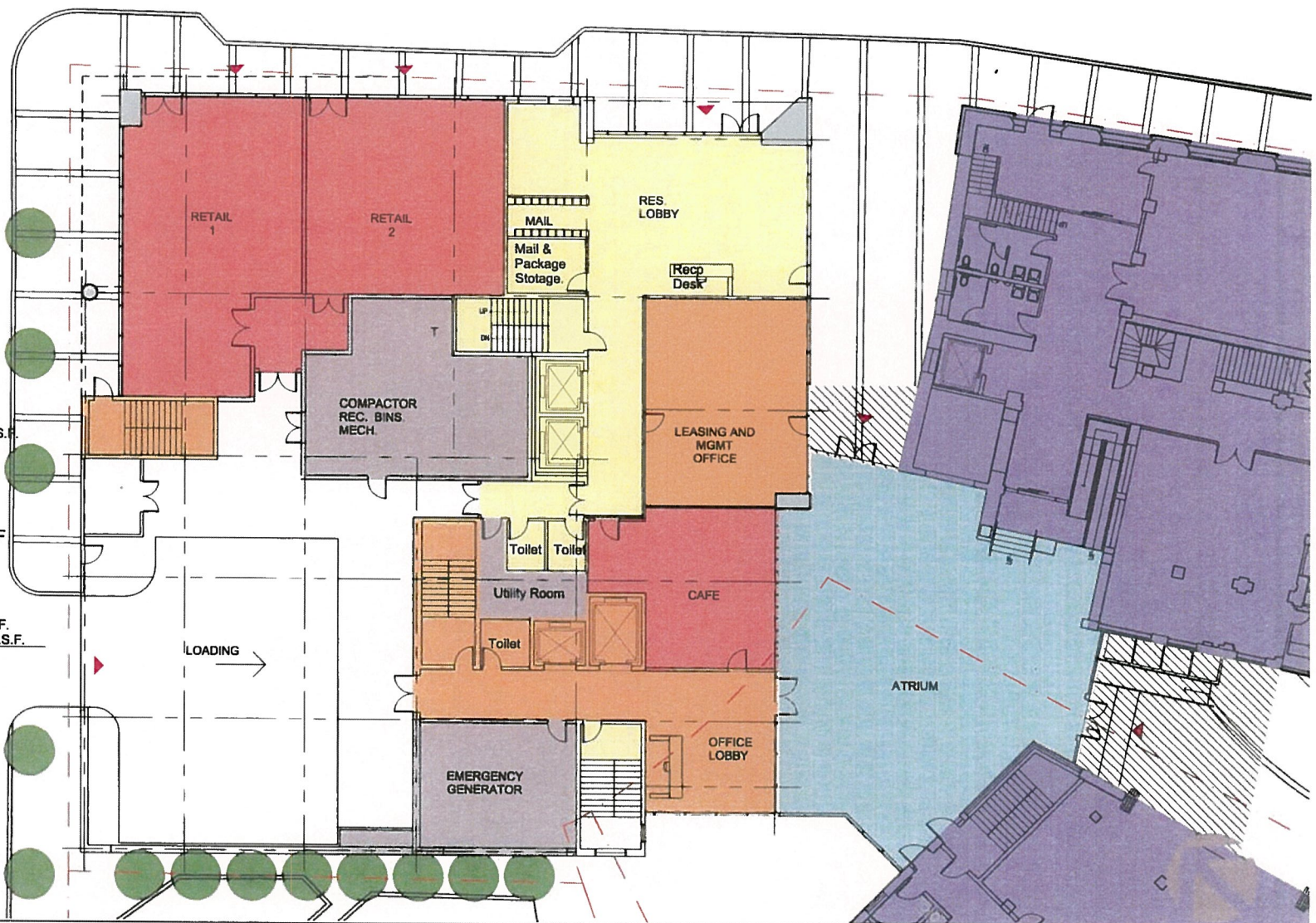
View 7

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING





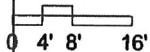


**LEGEND**

- RETAIL +/- 3,226 G.S.F.
- RESIDENTIAL +/- 2,411 G.S.F.
- OFFICE +/- 2,699 G.S.F.
- MECHANICAL & UTILITY +/- 1,681 G.S.F.
- LOADING AREAS +/- 3,532 G.S.F.
- ATRIUM +/- 2,518 G.S.F.
- EXISTING BANK SPACE +/- 7,607 G.S.F.
- THE BUFF BAY BUILDING +/- 4,604 G.S.F.
- TOTAL +/- 12,211 G.S.F.
- ATRIUM REDUCED +/- 942 G.S.F.

TOTAL NEW TOWER: 13,552 G.S.F.

TOTAL FLOOR PLATE +/- 28,281 G.S.F.



**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		3.22.2018

Ground Floor - Access Diagram		
Project number	02973	<b>1.1</b>
Drawn by		
Checked by		Scale 1/8" = 1'-0"



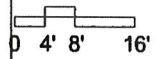
SHAWMUT AVENUE



**LEGEND**

- EXISTING BANK SPACE +/- 6,548 G.S.F.
- THE BUFF BAY BUILDING +/- 4,604 G.S.F.
- TOTAL +/- 11,152 G.S.F.
- OFFICES +/- 13,822 G.S.F.

TOTAL FLOOR PLATE  
+/-24,974 G.S.F



**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		3.22.2018


2nd Floor - Office		
Project number	02973	<b>2.1</b>
Drawn by		
Checked by		Scale $\frac{1}{16}'' = 1'-0''$



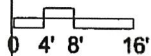
SHAWMUT AVENUE



**LEGEND**

 OFFICE +/- 13,822 G.S.F.

TOTAL FLOOR PLATE  
+/-13,822 G.S.F



**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		3.22.2018

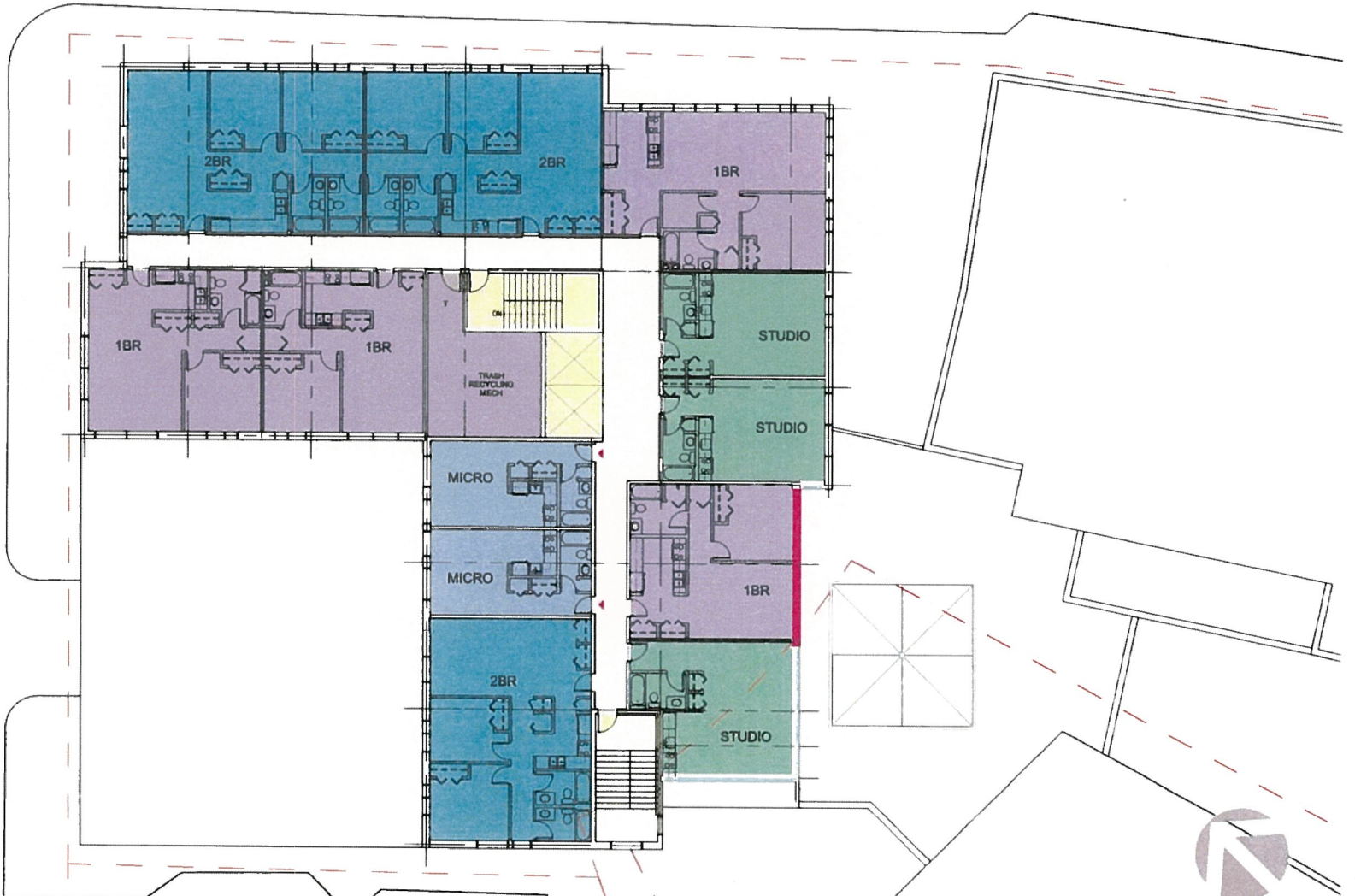
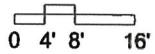
3rd Floor - Office		
Project number	02973	3.1
Drawn by		
Checked by		Scale 1/8"=1'-0"



**LEGEND**

- STD. RENTAL UNITS: 3 - 2BR's  
+/- 987 S.F.
- STD. RENTAL UNITS: 4 - 1BR's  
+/- 751 S.F.
- STD. RENTAL UNITS: 2 Micro Units  
+/- 373 S.F.
- STD. RENTAL UNITS: 3 Studio  
+/- 474 S.F.
- CURTAIN WALL
- NEW PRECAST

TOTAL FLOOR PLATE  
+/- 10,092 G.S.F.



**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		3.22.2018

5th Floor Thru 19 Residential Rental		
Project number	02973	<b>5.1</b>
Drawn by		
Checked by		Scale $\frac{1}{16}''=1'-0''$

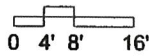




**LEGEND**

- STD. RENTAL UNITS: 4 - 2BR's  
+/- 1,030 S.F.
- STD. RENTAL UNITS: 4 - 1BR's  
+/- 749 S.F.
- STD. RENTAL UNITS: 2 - Studio's  
+/- 445 S.F.
- CURTAIN WALL
- NEW PRECAST

TOTAL FLOOR PLATE  
+/- 9,912 G.S.F.



**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		3.22.2018

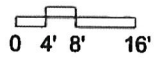
<b>20th Floor Thru 24th - Residential Rental</b>		
Project number	02973	<b>6.1</b>
Drawn by		
Checked by		Scale $\frac{1}{16}'' = 1'-0''$



**LEGEND**

- STD. RENTAL UNITS: 2 - 2BR's  
+/- 1,073 S.F.
- STD. RENTAL UNITS: 1 - 1BR's  
+/- 746 S.F.
- STD. RENTAL UNITS: 2 - Studio's  
+/- 446 S.F.
- AMENITY +/- 1,447 S.F.
- CURTAIN WALL
- NEW PRECAST

TOTAL FLOOR PLATE  
+/- 6,918 G.S.F.



**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		3.22.2018

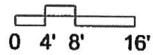
<b>25th. Floor - Residential Rental and Amenity Fl.</b>	
Project number	02973
Drawn by	7.1
Checked by	Scale 1/16"=1'-0"



**LEGEND**

- STD. RENTAL UNITS: 3 - 2BR's  
+/- 1,199 S.F.
- STD. RENTAL UNITS: 1 - 1BR's  
+/- 746 S.F.
- STD. RENTAL UNITS: 2 - Studio's  
+/- 445 S.F.
- CURTAIN WALL
- NEW PRECAST

TOTAL FLOOR PLATE  
+/- 6,918 G.S.F.

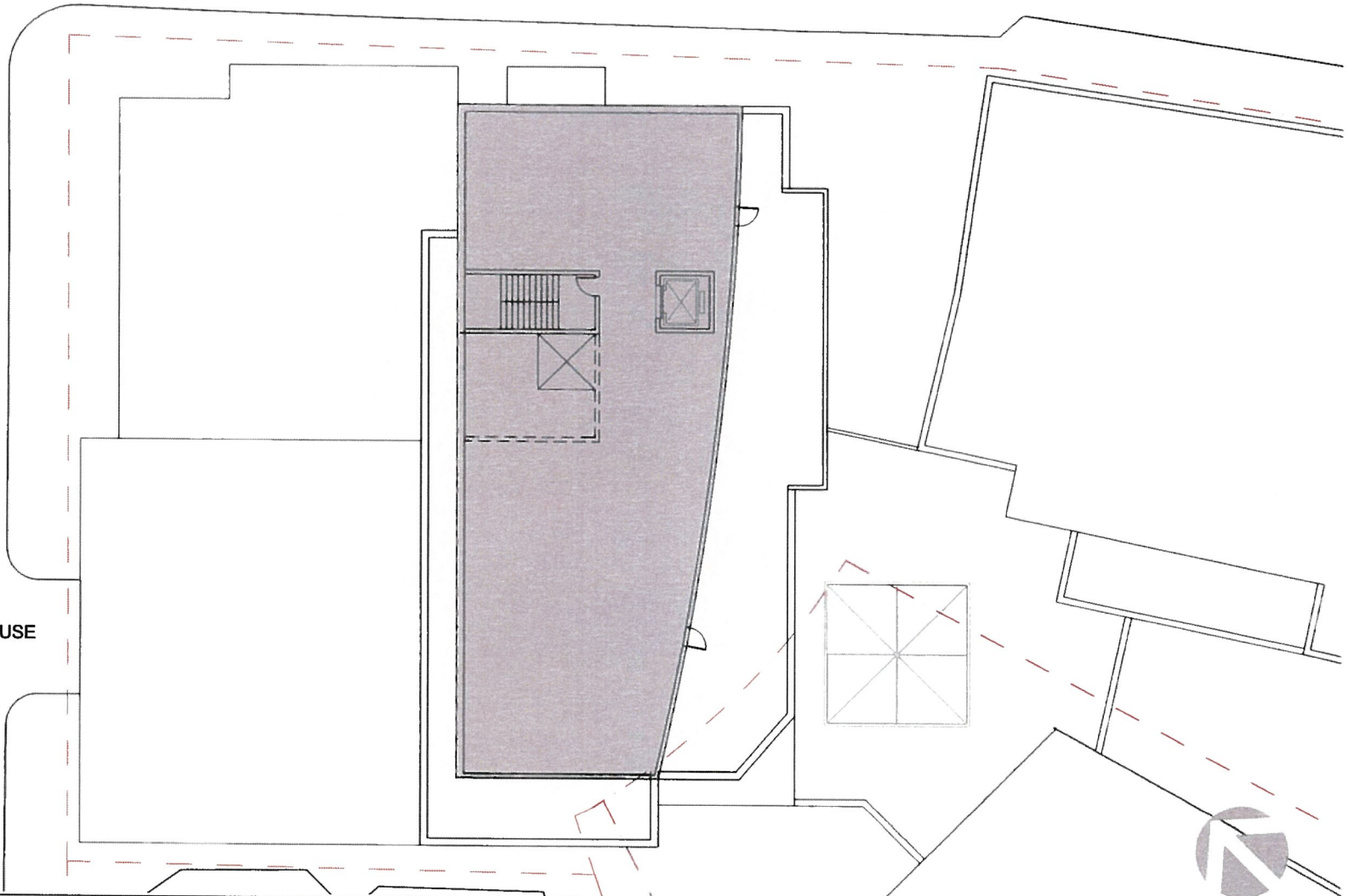


**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		3.22.2018

<b>26. Floor - Residential Rental</b>	
Project number	02973
Drawn by	
Checked by	
Scale	1/16"=1'-0"
<b>8.1</b>	

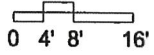




**LEGEND**

 MECHANICAL PENTHOUSE

TOTAL MECHANICAL PENTHOUSE  
+/- 4,276 G.S.F.



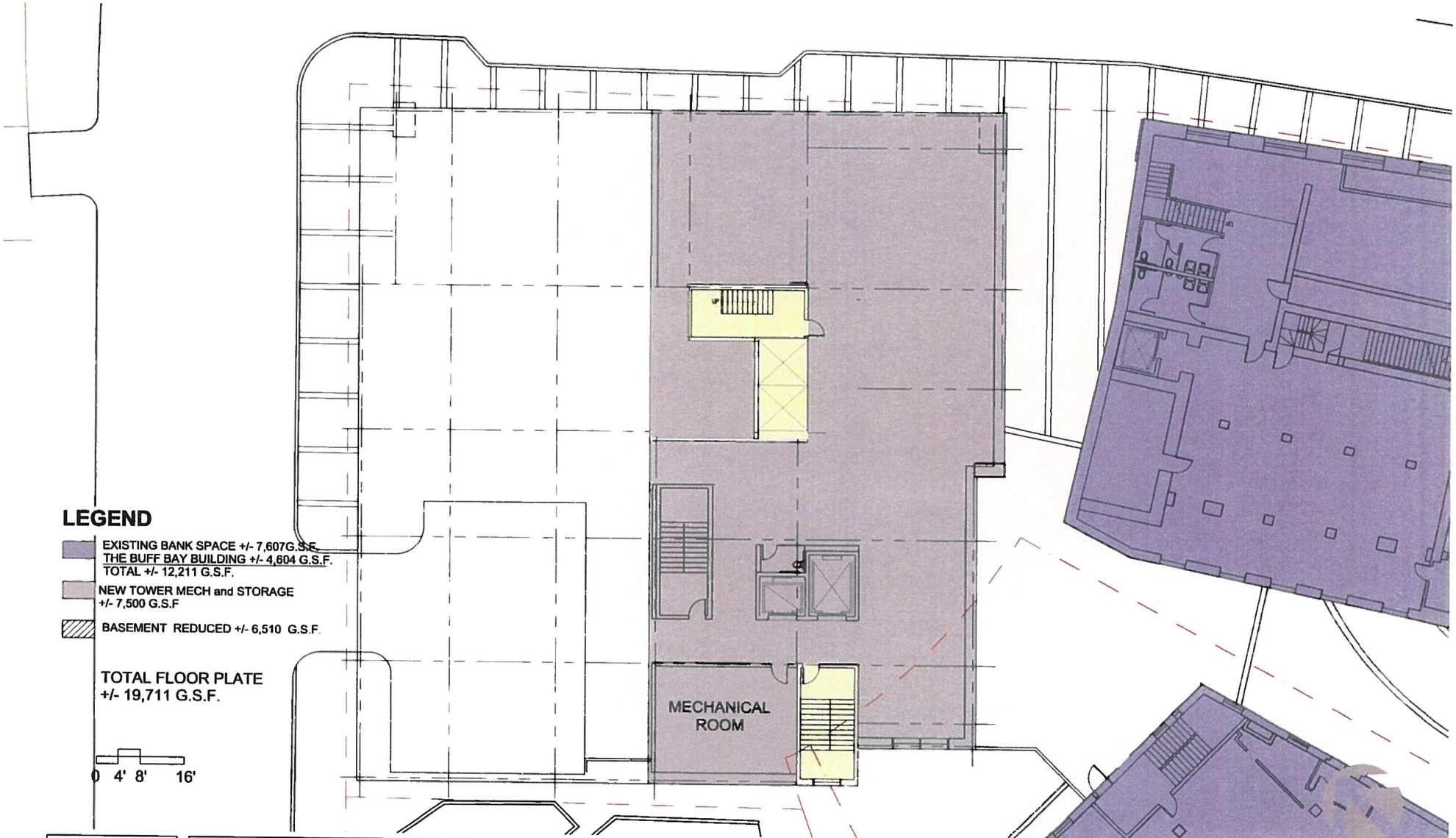
**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		3.22.2018

Mechanical Penthouse	
Project number	02973
Drawn by	
Checked by	
Scale	1/8"=1'-0"
	<b>9.1</b>



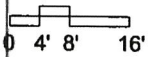




**LEGEND**

- EXISTING BANK SPACE +/- 7,607 G.S.F.  
THE BUFF BAY BUILDING +/- 4,604 G.S.F.  
TOTAL +/- 12,211 G.S.F.
- NEW TOWER MECH and STORAGE  
+/- 7,500 G.S.F.
- BASEMENT REDUCED +/- 6,510 G.S.F.

TOTAL FLOOR PLATE  
+/- 19,711 G.S.F.



**GUSCOTT RIO GRANDE PROJECT**  
 SITE DEVELOPMENT CONCEPT  
 2343-2345 Washington St.  
 11-29 Roxbury St.  
 Roxbury, MA 02119

No.	Description	Date
		3.22.2018

Basement Floor		
Project number	02973	<b>10.1</b>
Drawn by		
Checked by		Scale $\frac{1}{16}'' = 1'-0''$





View 2

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING





View 4

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING





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**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING

View Washington Street

**Still & Lee**  
architecture and urban design







**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING

View Marvin Street







View Marcin St. & Shawmut Ave.

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING







View Atrium

**THE RIO GRANDE AT DUDLEY SQUARE**

PROJECT DESIGN BRIEFING



FACT SHEET  
 DEVELOPMENT PLAN  
 FOR  
 PLANNED DEVELOPMENT AREA NO. 118  
 RIO GRANDE DUDLEY SQUARE DEVELOPMENT

Proponents:	Rio Grande Dudley Square LLC, a Massachusetts limited liability company with an address of 451 Blue Hill Avenue, Suite 4, Boston, MA 02121-4305
Project Manager:	BEVCO Associates, 202 West Selden Street, Boston, MA 02126
Architect:	Stull and Lee, Inc., 103 Terrace Street, 2 <sup>nd</sup> Floor, Boston, MA 02120
Legal Counsel:	Nixon Peabody LLP, 100 Summer Street, Boston, MA 02110
Project Site:	The project site (the “ <u>Project Site</u> ”) is located at 2343-2345 Washington Street and 11-29 Roxbury Street as well as portions of the surrounding Marvin Street and Roxbury Street, all in Roxbury, Suffolk County, Massachusetts, as more particularly shown, bounded and described on <u>Exhibit A</u> attached hereto (the “ <u>Legal Description</u> ”) and <u>Exhibit B</u> attached hereto (the “ <u>Plot Plan/PDA Overlay Boundaries</u> ”). The Project Site consists of approximately 45,463 square feet (approximately 1.04 acres) of land area. The Project Site is located in the Dudley Square Economic Development Area Subdistrict and Boulevard Planning Overlay District of the Roxbury Neighborhood District.
Proposed Project:	<p>The proposed project (the “<u>Proposed Project</u>”) includes the rehabilitation of the existing former Roxbury Institute for Savings building (“<u>Roxbury Savings Bank Building</u>”) and the former Boston Consolidated Gas Building (“<u>Buff Bay Building</u>”), as well as construction of a new 26-story primarily residential tower on an existing surface parking lot (“<u>New Tower</u>”) with a new atrium that will connect the existing buildings to the New Tower.</p> <p>The existing Roxbury Savings Bank Building (a two-story building that is approximately forty-four feet (44’) in height, comprising approximately 18,749 square feet of gross floor area) will continue to be used as a bank use and will also be transformed for other retail, restaurant, office and commercial uses including a potential restaurant/supper club on the first floor and basement level. The existing Buff Bay Building (a two-story building that is approximately twenty-nine feet (29’) in height, comprising</p>





	<p>approximately 9,214 square feet of gross floor area) will continue to be used for commercial office space on the second story as well as retail and restaurant space on the ground floor. No new square footage is proposed to be added to either the existing Roxbury Savings Bank Building or the existing Buff Bay Building. There will be a proposed new atrium that will connect the two existing buildings to the New Tower, will be approximately two stories/forty-four feet (44') in height and will include approximately 3,460 square feet of new gross floor area.</p> <p>The New Tower will have a building height of up to 300 feet, will contain up to approximately 254,292 square feet of gross floor area, and will contain approximately 241 residential units and amenities on floors 4 through 26, plus ground floor retail, two floors of commercial office and management space.</p>
Proposed Uses:	<p>The existing Roxbury Savings Bank Building will be used for the bank use as well as new retail, restaurant, office and commercial uses including the above-referenced potential restaurant/supper club on the first floor and basement level. The existing Buff Bay Building will include new retail and commercial office uses. The new atrium will connect the existing buildings and will provide common space which will be available for community events, exhibitions and musical performances. The ground floor of the New Tower will house additional retail uses as well as the management office. The second and third floors will contain commercial office space. Floors 4 through 26 will contain residential units and residential amenities. All parking for the Proposed Project will be located off-site in close proximity to the Project Site.</p>
Proposed Densities:	<p>The Floor Area Ratio (FAR) of the development will not exceed 9.0. As currently envisioned, the Proposed Project will contain a maximum of up to 295,000 square feet of gross floor area and the Project Site as a whole will have an FAR of approximately 8.6 but in no event will the FAR be more than 9.0.</p>
Height:	<p>The New Tower will have a maximum zoning height of up to 300 feet. The existing Roxbury Savings Bank Building is approximately forty-four feet (44') in height and the existing Buff Bay Building is approximately twenty-nine feet (29') in height; no additional square footage will be added to the heights of these existing buildings. The proposed new atrium will be approximately forty-four feet (44') in height and will connect the two existing buildings.</p>
Construction Timetable:	<p>The Proposed Project construction period is anticipated to be approximately 28-30 months following final permitting approvals</p>



	and receipt of a financing commitment.
Development Cost:	The Proposed Project development cost will be approximately \$172 million.
Benefits:	The Proposed Project will be consistent with and implement the City's and community's goals for the Project Site as expressed in The Roxbury Strategic Master Plan. The Proposed Project will be a transit-oriented mixed-use development that rehabilitates two historic buildings and incorporates them into a dynamic new project. The Proposed Project will revitalize this historically important city neighborhood hub with new residents, shopping, business and entertainment uses providing an economic development boost for current and future community based businesses. The New Tower will provide housing opportunities, including affordable housing units in accordance with the Mayor's Executive Order on Inclusionary Development. The Proposed Project will support the City's goals for Transit Oriented Development through measures to create density in proximity to public transit and encourage alternatives to transportation by motor vehicle.



Exhibit A

Legal Description

A certain parcel of land in the City of Boston, Suffolk County, Commonwealth of Massachusetts, described as follows:

Beginning on the southeasterly sideline of Shawmut Avenue at the point shown on PDA Site Plan – 2343 Washington Street, Boston, Mass. dated February 15, 2018 and prepared by Feldman Land Surveyors as P1:

THENCE RUNNING N 30°03'07" E, A DISTANCE OF 130.14 FEET TO A POINT;

THENCE TURNING AND RUNNING N 31°27'52" E, A DISTANCE OF 24.68 FEET TO A POINT;

THENCE TURNING AND RUNNING S 58°24'55" E, A DISTANCE OF 68.63 FEET TO A POINT;

THENCE TURNING AND RUNNING S 58°29'58" E, A DISTANCE OF 37.11 FEET TO A POINT;

THENCE TURNING AND RUNNING S 58°20'59" E, A DISTANCE OF 38.82 FEET;

TO A POINT THENCE TURNING AND RUNNING S 51°14'00" E, A DISTANCE OF 105.08 FEET TO A POINT;

THENCE TURNING AND RUNNING S 17°14'41" W, A DISTANCE OF 21.39 FEET TO A POINT OF CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7.30 FEET, A DELTA ANGLE OF 80°45'00", A CHORD LENGTH OF 9.46 FEET, A CHORD BEARING OF S 14°09'32" E AND AN ARC LENGTH OF 10.29 FEET TO A POINT OF REVERSE CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 529.39 FEET, A DELTA ANGLE OF 8°42'18", A CHORD LENGTH OF 80.35 FEET, A CHORD BEARING OF S 21°51'36" W AND AN ARC LENGTH OF 80.43 FEET TO A POINT OF REVERSE CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11.95 FEET, A DELTA ANGLE OF 85°50'32", A CHORD LENGTH OF 16.28 FEET, A CHORD BEARING OF S 60°26'31" W AND AN ARC LENGTH OF 17.90 FEET TO A POINT OF TANGENCY;



THENCE TURNING AND RUNNING N 76°37'48" W, A DISTANCE OF 10.65 FEET TO A NON-TANGENT POINT OF CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 79.49 FEET, A DELTA ANGLE OF 23°20'02", A CHORD LENGTH OF 32.15 FEET, A CHORD BEARING OF N 89°17'42" W AND AN ARC LENGTH OF 32.37 FEET TO A POINT OF NON-TANGENCY; THENCE TURNING AND RUNNING S 73°02'28" W, A DISTANCE OF 83.80 FEET TO A POINT;

THENCE TURNING AND RUNNING S 76°07'47" W, A DISTANCE OF 41.97 FEET TO A POINT;

THENCE TURNING AND RUNNING N 03°15'03" E, A DISTANCE OF 118.36 FEET TO A POINT OF NON-TANGENCY;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 0°54'56", A CHORD LENGTH OF 1.92 FEET, A CHORD BEARING OF S 88°25'55" W AND AN ARC LENGTH OF 1.92 FEET TO POINT OF COMPOUND CURVATURE;

THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.00 FEET, A DELTA ANGLE OF 9°40'48", A CHORD LENGTH OF 3.21 FEET, A CHORD BEARING OF N 86°16'12" W AND AN ARC LENGTH 3.21 FEET TO A POINT OF NON-TANGENCY;

THENCE TURNING AND RUNNING S 11°05'43" W, A DISTANCE OF 9.74 FEET TO A POINT;

THENCE TURNING AND RUNNING N 58°58'57" W, A DISTANCE OF 83.25 FEET TO THE POINT OF BEGINNING.

SAID PARCEL CONTAINS AN AREA OF 45,463 SQUARE FEET.



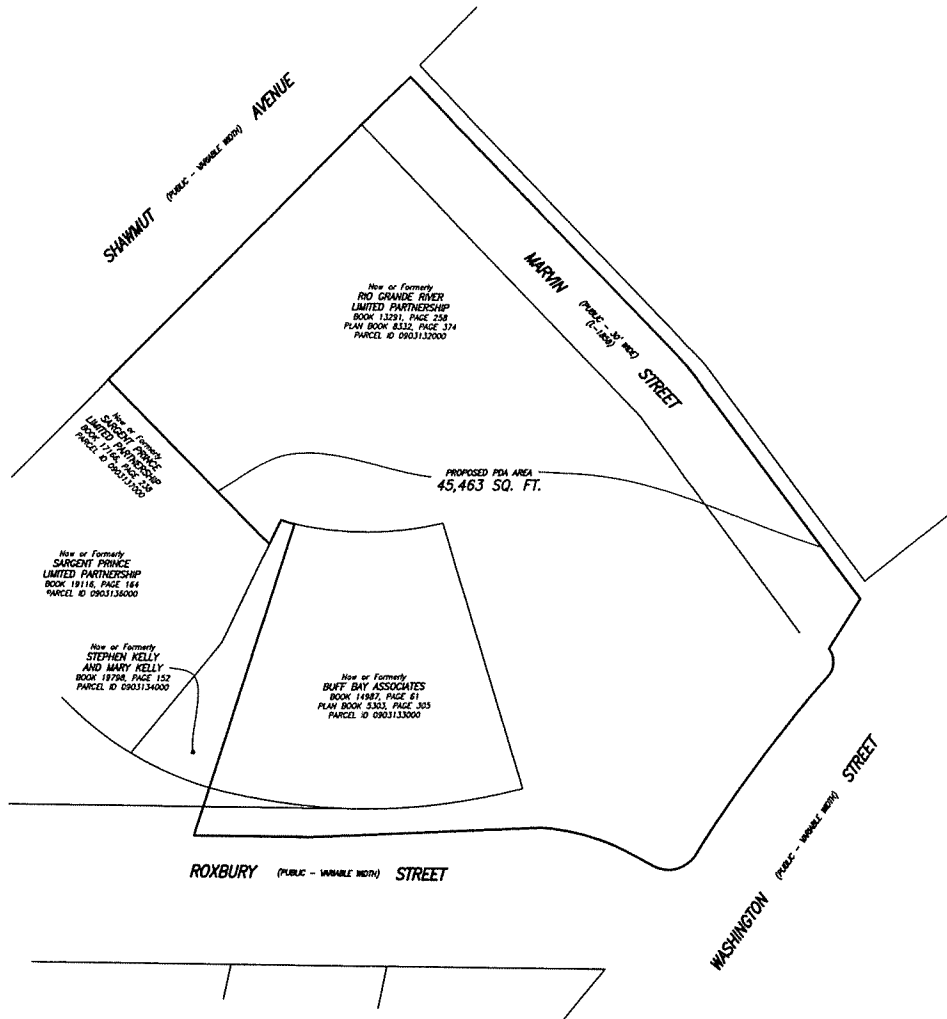


Exhibit B

Plot Plan/PDA Overlay Boundaries – PDA Site Plan

[See attached]





**PDA DESCRIPTION**

A CERTAIN PARCEL OF LAND IN THE CITY OF BOSTON, SUFFOLK COUNTY, COMMONWEALTH OF MASSACHUSETTS, DESCRIBED AS FOLLOWS:

BEGINNING ON THE SOUTHEASTERLY SIDELINE OF SHAWMUT AVENUE AT THE POINT SHOWN ON THIS PLAN AS P1, THENCE RUNNING N 30°03'07" E, A DISTANCE OF 130.14 FEET TO A POINT, THENCE TURNING AND RUNNING N 31°27'52" E, A DISTANCE OF 24.68 FEET TO A POINT, THENCE TURNING AND RUNNING S 58°24'55" E, A DISTANCE OF 68.63 FEET TO A POINT, THENCE TURNING AND RUNNING S 58°29'58" E, A DISTANCE OF 37.11 FEET TO A POINT, THENCE TURNING AND RUNNING S 58°20'56" E, A DISTANCE OF 38.82 FEET, TO A POINT, THENCE TURNING AND RUNNING S 51°14'00" E, A DISTANCE OF 105.08 FEET TO A POINT, THENCE TURNING AND RUNNING S 17°14'41" W, A DISTANCE OF 21.39 FEET TO A POINT OF CURVATURE, THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 7.30 FEET, A DELTA ANGLE OF 80°45'00", A CHORD LENGTH OF 9.48 FEET, A CHORD BEARING OF S 27°51'36" W AND AN ARC LENGTH OF 10.29 FEET TO A POINT OF REVERSE CURVATURE, THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 529.39 FEET, A DELTA ANGLE OF 8°42'18", A CHORD LENGTH OF 80.83 FEET, A CHORD BEARING OF S 27°51'36" W AND AN ARC LENGTH OF 80.43 FEET TO A POINT OF REVERSE CURVATURE, THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 11.95 FEET, A DELTA ANGLE OF 85°50'33", A CHORD LENGTH OF 16.28 FEET, A CHORD BEARING OF S 60°28'31" W AND AN ARC LENGTH OF 17.90 FEET TO A POINT OF TANGENCY, THENCE TURNING AND RUNNING N 70°37'48" W, A DISTANCE OF 10.65 FEET TO A NON-TANGENT POINT OF CURVATURE, THENCE RUNNING ALONG A CURVE TO THE LEFT, HAVING A RADIUS OF 79.49 FEET, A DELTA ANGLE OF 23°20'00", A CHORD LENGTH OF 32.15 FEET, A CHORD BEARING OF N 89°17'42" W AND AN ARC LENGTH OF 33.37 FEET TO A POINT OF NON-TANGENCY, THENCE TURNING AND RUNNING S 73°02'28" W, A DISTANCE OF 83.80 FEET TO A POINT, THENCE TURNING AND RUNNING S 76°07'47" W, A DISTANCE OF 41.97 FEET TO A POINT, THENCE TURNING AND RUNNING N 03°15'51" E, A DISTANCE OF 118.36 FEET TO A POINT OF NON-TANGENCY, THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 120.00 FEET, A DELTA ANGLE OF 0°54'56", A CHORD LENGTH OF 1.92 FEET, A CHORD BEARING OF S 88°25'55" W AND AN ARC LENGTH OF 1.92 FEET TO A POINT OF COMPOUND CURVATURE, THENCE RUNNING ALONG A CURVE TO THE RIGHT, HAVING A RADIUS OF 19.00 FEET, A DELTA ANGLE OF 9°40'48", A CHORD LENGTH OF 3.21 FEET, A CHORD BEARING OF N 86°16'12" W AND AN ARC LENGTH 3.21 FEET TO A POINT OF NON-TANGENCY, THENCE TURNING AND RUNNING S 11°05'43" W, A DISTANCE OF 9.74 FEET TO A POINT, THENCE TURNING AND RUNNING N 58°58'57" W, A DISTANCE OF 85.75 FEET TO THE POINT OF BEGINNING. SAID PARCEL CONTAINS AN AREA OF 45,463 SQUARE FEET

**PDA SITE PLAN**  
234.3 WASHINGTON STREET  
**BOSTON, (ROXBURY DISTRICT) MASS.**

FELDMAN LAND SURVEYORS      FEBRUARY 15, 2018  
112 SHAWMUT AVENUE      PHONE: (617)357-9740  
BOSTON, MASS. 02118      www.feldmansurveyors.com

**FELDMAN**  
LAND SURVEYORS

RESEARCH A/R	FIELD CHIEF N/P	PLANS N/S/R T/R	APPROVED	SHEET NO. 1 OF 1
CALC. A/R	CADD S/P	FIELD CHECKED	CPO FILE 14481	JOB NO. 14481A
FILENAME: X:\PROJECTS\14481A\14481A.DWG				

